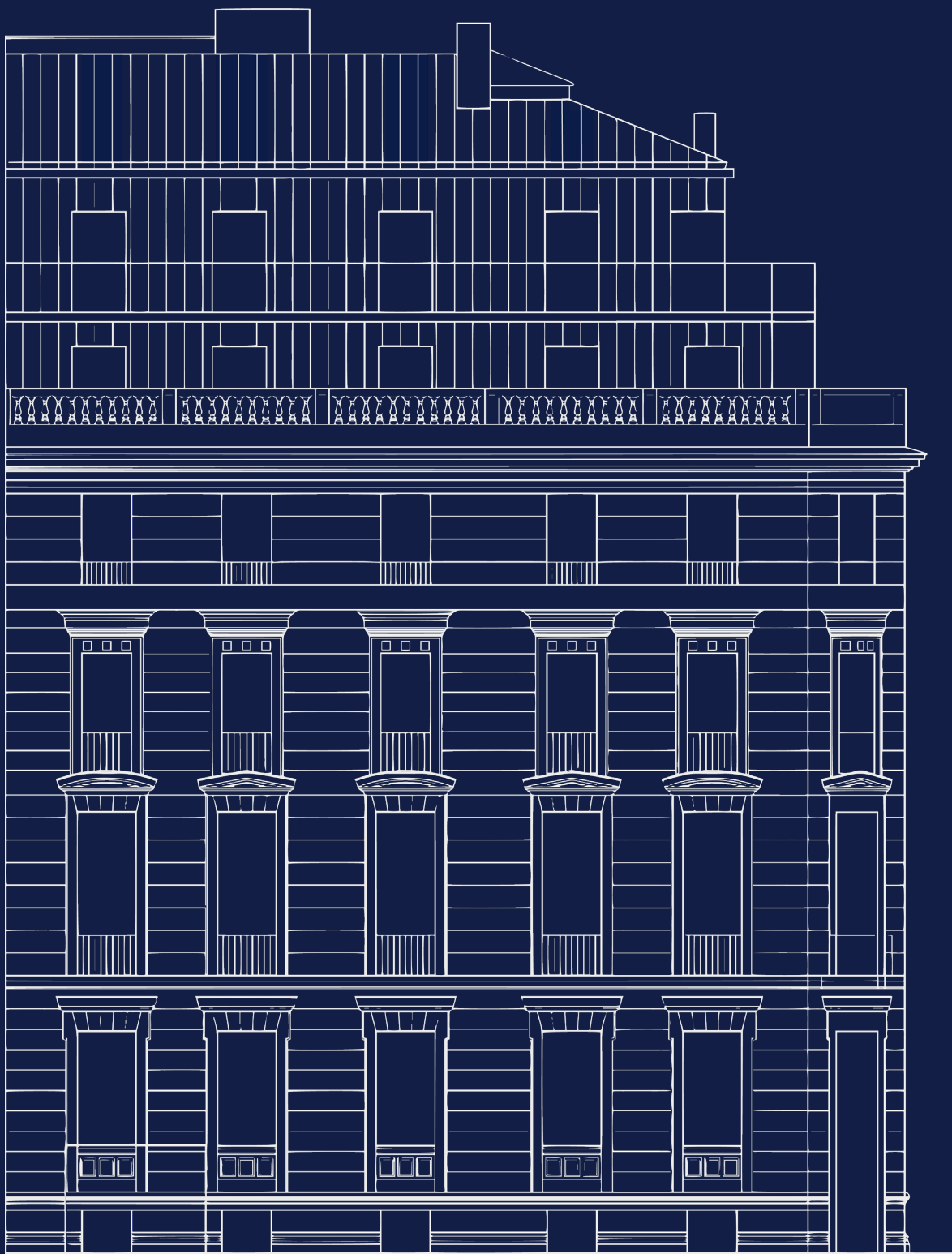




Specifications Report

SAN MARTZIAL 29



13 exclusive homes with 2, 3, and 4 bedrooms



A privileged location
C/ San Martzial 29, Donosti - San Sebastián

Marketed and managed by: Activum

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www.sanmartzial29.com

December 2025.

The information contained in this dossier is provided for informational purposes only and does not constitute a contractual document; it may be subject to changes for construction and design reasons.



FOUNDATION AND STRUCTURE

- ↵ Reinforced concrete foundation and structure in accordance with current Regulations..

FAÇADE AND ROOF

- ↵ The existing façade, built in ashlar sandstone, is being refurbished.
 - The railings are restored to their original condition and reinforced to comply with current Regulations regarding height.
 - The courtyard façade enclosures are built with brick masonry and an external thermal insulation system (ETICS) with a high-performance finish.
 - The roof will be pitched, with a zinc covering and thermal insulation in compliance with current Regulations, plus a flat surface that will house the building's installations.

FAÇADE AND ROOF

- ↵ Exterior woodwork on the main façade of the first, second, and third floors. On the fourth and fifth floors, which are set back, the woodwork will be aluminium with a thermal break.
- ↵ Glazing will be double-paned, with an insulating air gap (Climalit-type) and low-emissivity coating. It will also feature acoustic properties.
- ↵ The exterior façade will be protected with shading via exterior wooden shutters on the first, second, and third floors.
- ↵ On the fourth and fifth floors, motorised roller shutters with aluminium slats and thermal insulation.
- ↵ Bedroom windows facing the courtyard will have roller shutters with aluminium slats and thermal insulation.



PARTITION WALLS

- ↵ The separation between dwellings, and between dwellings and common areas (staircases and lobbies), will be built using acoustic brick masonry.
- ↵ The internal layout of the dwellings will use partition walls made of double laminated plasterboard on each side, with insulation inside the load-bearing structure.
- ↵ All façades and party walls will receive a lining of laminated plasterboard with insulation inside the load-bearing structure.

INTERIOR WOODWORK

- ↵ Reinforced front door with security lock and optical peephole.
- ↵ Flush internal doors lacquered in white, with stainless steel handles. The doors will have a wooden transom panel extending up to the false ceiling.
- ↵ Fitted wardrobes with a textile-look interior finish and hinged doors. Inside, they will include a top shelf, a hanging rail, and a drawer unit.

FLOORING

- ↵ The flooring in the living room, hallway, corridor, and bedrooms will be laminated floating timber flooring, suitable for underfloor heating, with a choice of several finishes.
- ↵ Bathroom floors will be finished with porcelain stoneware tiles.
- ↵ Terraces will be finished with non-slip stoneware tiles and a matching skirting board.
- ↵ The garage, storage rooms, and installation areas will have epoxy resin flooring, laid

WALL TILING

- ↵ Bathrooms will be tiled with porcelain stoneware pieces.

CEILINGS

- ← Ceilings will be continuous, made of laminated plasterboard, and will feature accessible inspection hatches for reaching installations wherever required.

PAINTWORK

- ← Inside the dwellings, smooth plastic paint will be applied to vertical surfaces and false ceilings..
- ← In the car park, parking spaces will be marked using specific signage paint.

KITCHEN

- ← Top-quality kitchens fitted with wall and base units.
- ← Compact kitchen worktop. Stainless steel sink and single-lever mixer tap.
- ← High-end, panel-fronted appliances: induction hob, extractor hood, built-in oven and microwave, dishwasher, fridge, and washing machine. The kitchen front panel will be made of the same material as the worktop.

SANITARY WARE AND TAPS

- ← Resin shower trays positioned as shown on the floor plan, with a shower screen and thermostatic mixer tap.
- ← Wall-hung toilets with concealed cistern.
- ← In bathrooms with a countertop: vanity unit beneath the basin, backlit mirror, and single-lever mixer tap.
- ← In bathrooms with a wall-hung basin: mirror and single-lever mixer tap.



ELECTRICAL
INSTALLATION

- ← Carried out in accordance with the Low Voltage Electrotechnical Regulation, with protective devices in the control panels and separate independent circuits, according to the level of electrification.
- ←
- ← Switches and sockets will be white, from a leading brand.
- ← A communal TV and FM aerial will be installed, with a connection point in each dwelling. Telephone and television points will be installed in the living rooms and main bedroom / bedrooms.
- ← Fibre-optic connection point installed in the living room.
- ← Access to the entrance hall will feature a video intercom connected to the indoor unit in each dwelling.
- ← Common areas will be fitted with LED lighting with presence sensors.
- ← Lighting inside the dwelling: downlights in the kitchen area, bathrooms, hallways, and circulation areas.

DOMESTIC HOT WATER
AND HEATING

- ← Installation of an individual air-source heat pump system in each dwelling for the production of domestic hot water, heating, and air conditioning, in accordance with current Regulations.
- ← Heating via water-based underfloor heating with separate circuits per room.
- ← Temperature control via a thermostat in each room.



AIR CONDITIONING

- ← Pre-installation of air conditioning via ducts and grilles.

VENTILATION

- ← Ventilation system in accordance with applicable regulations.

COMMON AREAS

- ← : Top-quality flooring, wall finishes, and finishings in the entrance hall.
- ← Motorised garage door with remote control.
- ← Access to the garage floors via a vehicle lift with direct access from the street.

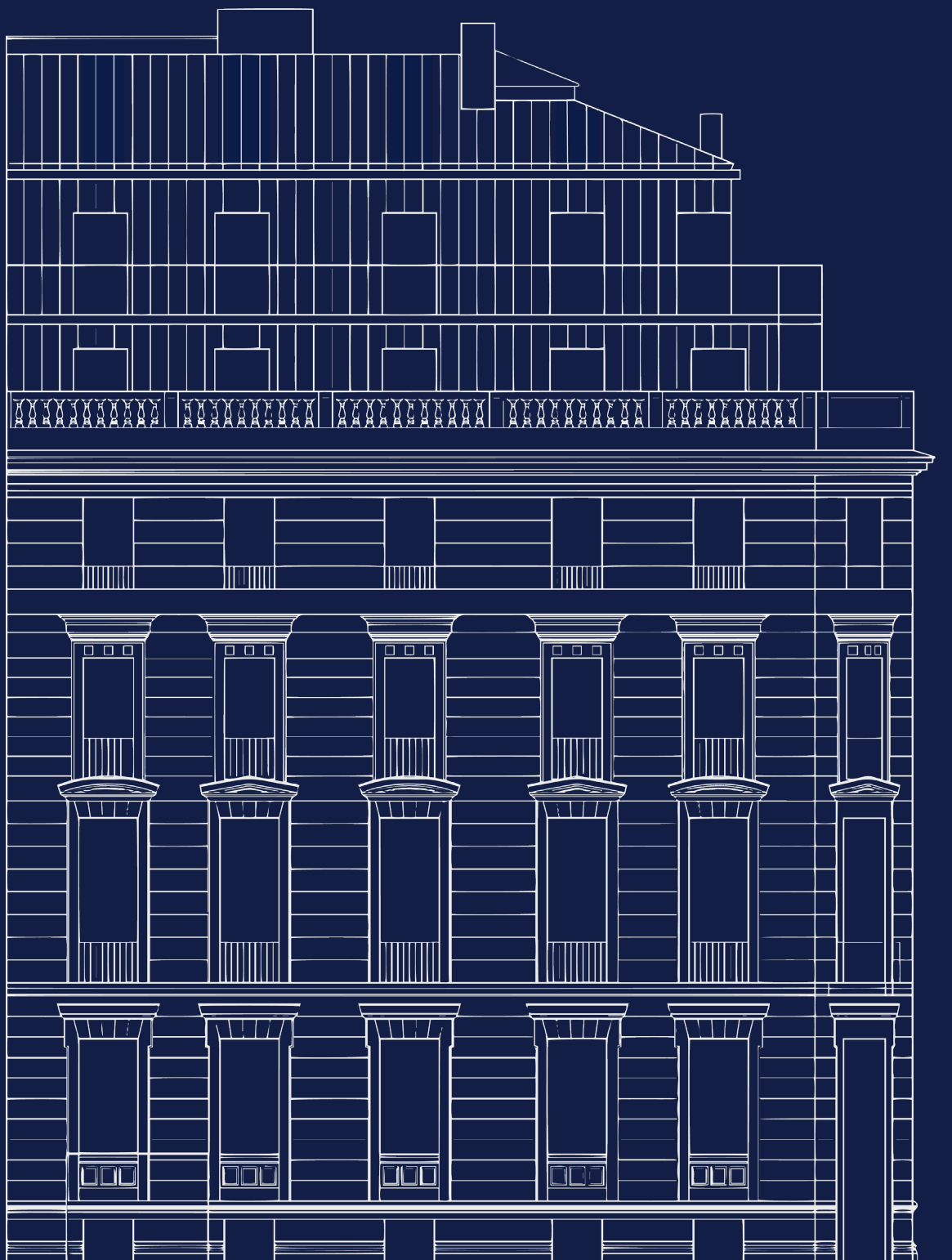
LIFT

- ← Electromechanical lift, without a machine room, with automatic doors. It connects directly with the garage.

ENERGY
CERTIFICATION

- ← A

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